



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, December 4, 2018

9:30 AM

City Council Chambers

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#### Special Meeting

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

**A. Chairperson Carolyn Vaughn to call the meeting to order.**

Chairperson Vaughn called the meeting to order at 9:32 a.m.

**B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

(Board Member McComb arrived at 9:34 a.m.; Board Member Smith arrived at 9:35 a.m.; Board Member Hunter arrived at 9:37 a.m.)

**Present** 11 - Chair Carolyn Vaughn, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Vice Chair Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Board Member Everett Roy, Board Member Greg Smith, and Board Member Rudy Garza

**C. PUBLIC COMMENT:**

None.

**D. MINUTES: (None)**

**E. FINANCIAL REPORT: (None)**

**F. EXECUTIVE SESSION ITEMS: (1-1)**

Chairperson Vaughn referred to the day's executive session. The Board went into executive session at 9:32 a.m. The Board returned from executive session at 9:41 a.m.

1. **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic**

development agreement(s) involving H2O Market Trust and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 312 N Chaparral Street; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governing body seeks to have locate, stay, or expand within the City limits and with which the governing body is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.

Chairperson Vaughn referred to Item 1 and the following motion was considered:

Motion authorizing the City Manager, or designee, as an agent of the TIRZ #3, to execute a Downtown Reimbursement Agreement with H2O Market Trust, for improvements to the property located at 312 North Chaparral Street for a total incentive not to exceed \$20,740 under the Chaparral Street Improvement Grant Program.

Board Member Roy made a motion to approve the motion, seconded by Board Member Molina and passed unanimously (Board Member McComb - absent).

**G. AGENDA ITEMS: (2-6)**

**2.**

**Approval of TIRZ #3 Reimbursement for Therese Cassidy**

Motion approving the reimbursement request from Therese Cassidy under the Downtown Development Reimbursement Agreement for 903 N. Chaparral Street and authorizing the expenditure of \$8,439.

Chairperson Vaughn referred to Item 2. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to approve a reimbursement request from Therese Cassidy for Chels Marie Boutique in the amount of \$8,439.

Board Member Garza made a motion to approve Item 2, seconded by Board Member Hunter and passed unanimously.

**3.**

**1st Amendment for Shoreline Hospitality**

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Shoreline Hospitality, LP, which provides that the Developer must complete improvements on or before August 31, 2019.

Chairperson Vaughn referred to Item 3. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to extend the performance deadline requirement for Shoreline Hospitality, LP for the Marriott Residence Inn Hotel to August 31, 2019.

Board Member Lindsey-Opel made a motion to approve Item 3, seconded by

Board Member Garza and passed unanimously.

- 4. 1st Amendment for Third Coast Beer, LLC dba Nueces Brewing**  
Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Third Coast Beer, LLC which provides that the Developer must complete improvements on or before April 30, 2019.

Chairperson Vaughn referred to Item 4. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to extend the performance completion date requirement for Third Coast Beer, LLC dba Nueces Brewing Company, located at 401 S. Water Street, to April 30, 2019.

Board Member Smith made a motion to approve Item 4, seconded by Board Member Molina and passed unanimously.

- 5. 1st Amendment for Stonewater Properties Water Street, Inc.**  
Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement with Stonewater Properties Water Street, Inc., which provides that the Developer must complete improvements on or before March 31, 2019.

Mayor McComb referred to Item 5. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to extend the performance completion date requirement for Stonewater Properties Water Street Inc. to March 31, 2019.

Board Member Roy made a motion to approve Item 5, seconded by Board Member Guajardo and passed unanimously.

- 6. 2nd Amendment for Stonewater Projects (Studio 44 & Broadway Lofts)**  
Motion approving Amendment No. 2 to the Downtown Development Reimbursement Agreement for Studio 44 Apartments f/k/a "Studio 21", Broadway Lofts, and the related Parking Facilities with Stonewater Properties 723 Broadway LLC and Stonewater Properties Carancahua Inc., which provides an extension of the deadline for completion of the three phases of the Development.

Chairperson Vaughn referred to Item 6. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to extend the following performance completion deadlines for Studio 44 Apartments: Phase 1, March 31, 2019; Phase 2, December 31, 2020; and Phase 3, December 31, 2020.

Board members spoke regarding the construction being performed and if units would be rented before starting Phase 2.

Board Member Lindsey-Opel made a motion to approve Item 6, seconded by Board Member Garza and passed unanimously.

**H. PRESENTATION ITEMS: (None)****I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Identify Future Agenda Items. The following items were identified: the financial report; the Downtown Management District's annual report; TIRZ #3 annual calendar and report; and updates on programs and incentives.

**J. ADJOURNMENT**

The meeting was adjourned at 9:48 a.m.

*\* Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*